



BRIDGES COURT ROAD, LONDON, SW11

Carter Jonas

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This immaculately maintained two-bedroom, two-bathroom apartment is situated on the 10th floor of the Orbis Wharf development in Battersea and extends to approximately 1,200 sq ft. Offered fully furnished with all fixtures and fittings included, the property benefits from air conditioning throughout, two secure underground parking spaces and spectacular views over the River Thames.

Designed for contemporary riverside living, the expansive open-plan kitchen, dining and reception area provides an exceptional space for both everyday use and entertaining.

The property is just over a 10-minute walk to Clapham Junction station (with direct services to Victoria and Waterloo), as well as moments away from St Mary's Wandsworth Pier, offering Thames Clipper services into Central London. The cafes, restaurants and local amenities of Battersea Square are also within easy reach.

KEY FEATURES:

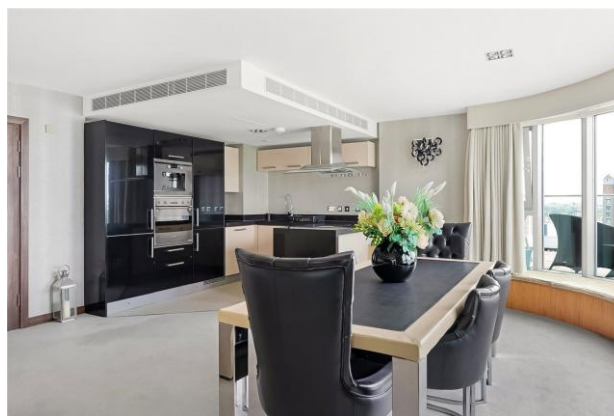
- 10th floor with large outdoor terrace showcasing spectacular views over the River Thames
- Two double bedrooms
- Two bathrooms, including master en-suite
- Open-plan kitchen, dining and reception room
- Fully furnished - all fixtures and fittings included in sale
- Air-conditioning throughout
- Two secure underground parking spaces
- Regular bus service (Routes 170 and 44) outside the building that runs to Victoria every 5-10 mins.
- Service Charge: £9,000 per annum

TENURE Leasehold (approx. 129 years remaining)

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

A STUNNING 10TH FLOOR RIVERSIDE APARTMENT WITH TWO OUTDOOR TERRACES AND TWO PARKING SPACES

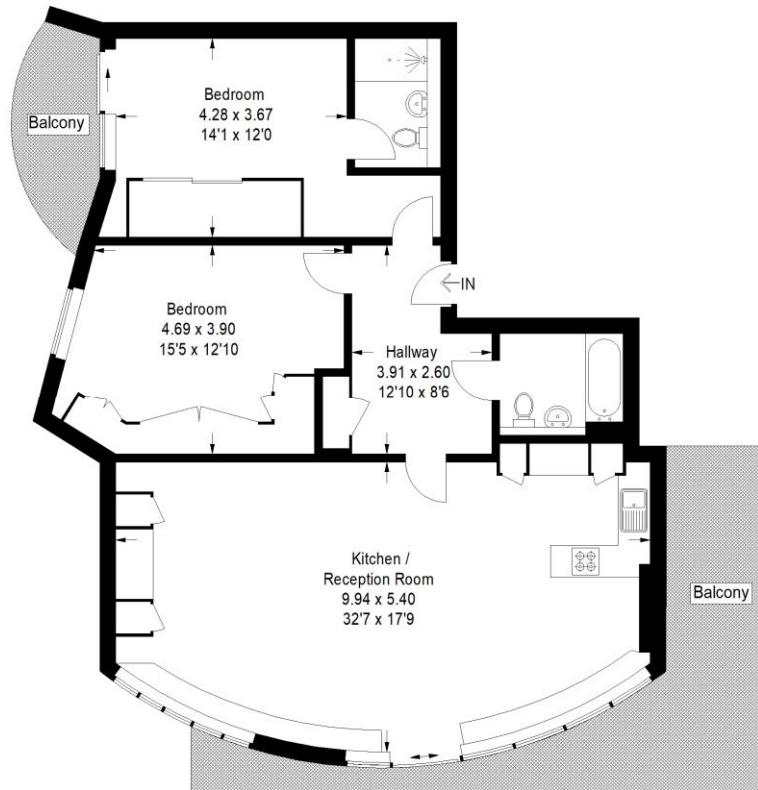


Classification L2 - Business Data



Orbis Wharf, SW11

Approximate Gross Internal Area
108.3 sq m / 1166 sq ft



Tenth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1320088)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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